

19 THE COURT, KILLINEY BAY
Station Road, Killiney, Co. Dublin.



Stunning 2 Bedroom Penthouse Apartment

BER B3

Large third floor penthouse apartment in superior quality development beside the DART station.



KELLY WALSH
property advisors & agents

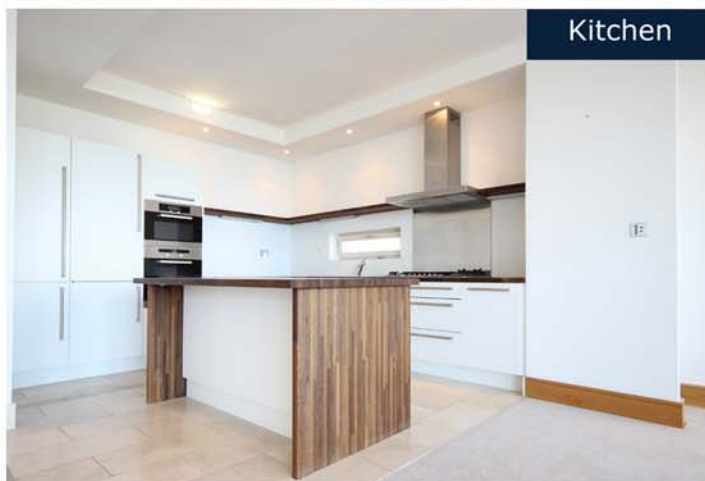
01.664.5500

www.kellywalsh.ie

Living Room



Kitchen



Bedroom 1

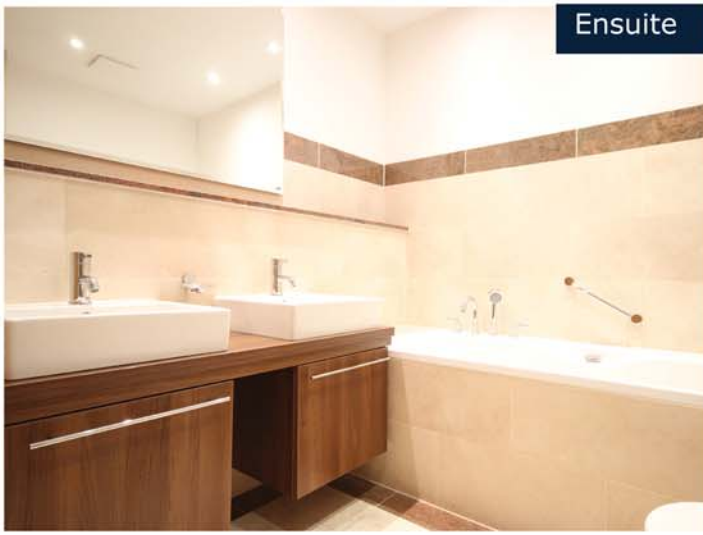


THE PROPERTY

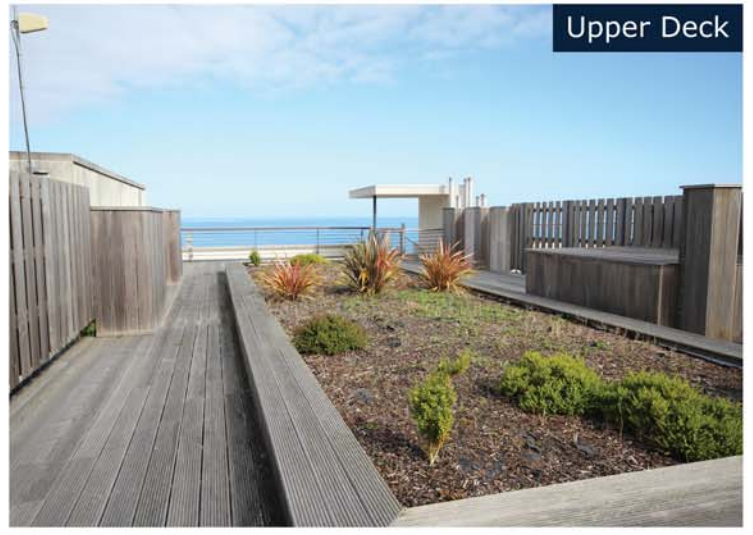
19 The Court, Killiney Bay, is a magnificent two bedroom penthouse apartment of superior quality in a superb development built in the last decade in a spectacular location with stunning views of Killiney Bay. High ceilings maximise the natural light which pours through the floor-to-ceiling windows. Balconies allow access to the view from all main living spaces.

Apartment No. 19 is on the third floor of the Newman building. It is a very large dual aspect penthouse apartment with a floor area of 127 sq.m /1367 sq.ft. which has a large sun balcony with great views over Dublin Bay. It also has a sun balcony off the two bedrooms and the benefit of a superb roof garden. Each room is wired to accommodate centralised sound system. For maximum privacy and security, each apartment shares a hallway with just one other. The oak doors, cornices and stone floor in the hallway set the standard of quality that prevails within each apartment. Concierge /security building at the front entrance, provides additional security. Each apartment has secure elevator access to an underground car park. The gas-fired central heating is also centrally controlled, so you can set the scene in every room from wherever you are.

The thriving village of Dalkey, home to a variety of gourmet restaurants as well as every practical shop you could need, is just down the road. A little further on, Dún Laoghaire adds full-scale shopping centres, a multiplex cinema and the promenade and pier. Leisure activities range from the easy stroll along the beach or a round of golf in the Killiney Golf Club, to paragliding off Killiney Hill or scuba diving in the Bay. For city life, the centre of Dublin is just twelve miles away and with a DART station at a stone's throw, you will not need to take the car. Despite its tranquillity, Killiney is well served by transport links, with the rail line running along the coast. The renovate N11 opens to the South East a few minutes away.



Ensuite



Upper Deck

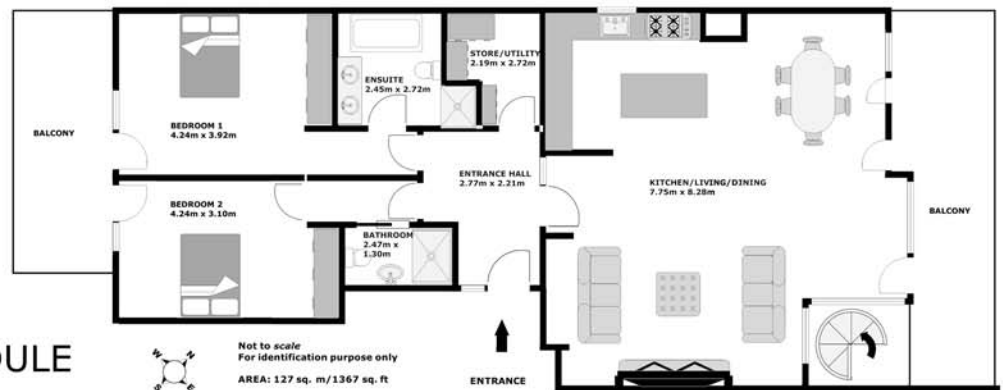
FEATURES

- Simple, generous, flowing interiors maximizing views of Killiney Bay and surrounding gardens
- 2 large sun balconies
- High ceilings to create airy interiors full of natural light
- High quality front door and internal oak finished doors
- High quality bathroom suites with heated stone floors
- Kitchens are solid timber frame
- Kitchen floors fitted with natural stone tiles
- Landscaped communal gardens
- Special home automation features for lighting and sound allowing total flexibility in each room
- Thermostatically controlled gas fired radiator central heating system
- High quality fireplaces fitted with gas fire
- Wardrobes of high quality
- Down lighters fitted throughout
- Audio Visual intercom system
- Underground carpark
- Storage units in basement



Hallway

Floor Plans



ACCOMMODATION SCHEDULE

Entrance Hall: 2.77m x 2.21m

With utility room.

Kitchen/Living/Dining Area: 7.75m x 8.28mm

Kitchen with full range of presses and built-in appliances. Access to large balcony with spectacular sea views. Features gas fireplace.

Bedroom 1: 4.24m x 3.92m

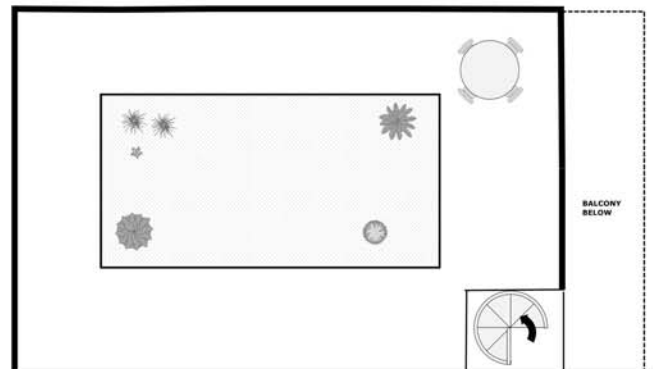
Large en-suite and built in wardrobes.

Bedroom 2: 4.24m x 3.10m

Built in wardrobes.

Bathroom: 2.47m x 1.30m

with quality sanitary ware





ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

LOCATION MAP

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment.

BER Details:

BER B3

BER No. 101563799

Energy Performance Indicator:

129.18 kWh/m²/yr

JOINT SELLING AGENTS:


KELLY WALSH
 property advisors & agents

01.664.5500

www.kellywalsh.ie



01 631 8402

www.hookemacdonald.ie

PSRA 002885

118 Lower Baggot Street, Dublin 2. Fax (01) 67 66 340

Email: sales@hookemacdonald.ie

PSRA 001651

FOR MORTGAGE ADVICE CONTACT:



01 676 3654

www.irishmortgage.ie



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.